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## Introduction

- **Executive Summary:**

The information contained in this report is a summary of the United States Military Academy (USMA) Housing Master Plan for the Year 2001 and various supplementary programming documents which are utilized by the United States Military Academy. The purpose of this document is to provide Congress with an overview of the goals and objectives of the United States Military Academy. This plan reaffirms our commitment to properly maintain existing buildings and grounds commensurate with our role as stewards of this National Treasure. Furthermore, this plan helps ensure that new projects are part of a coordinated development program which is increasingly important in times of greater fiscal austerity.

The United States Military Academy has 400 historic units (approximately 40% of the inventory). It is crucial to properly maintain these units to keep them habitable and representative. The United States Military Academy continues to partner with the New York State Historic Preservation Office (SHPO) to best maintain these units at a reasonable cost.



*Quarters 102 Jefferson Road. This unit was built in 1820 and is the home of the USMA Dean.*

## United States Military Academy Housing Master Plan Summary 2001

- **Background:**

In the last 20 years, several of these historic units were demolished because the cost to maintain them was no longer feasible. It is important to note that because cost is a factor, the United States Military Academy will continue to be a good steward to the environment, the SHPO and the taxpayer. Market changes, high real estate costs and high labor rates continue to be a factor in the cost to revitalize and repair houses. Future requirements for funding will address the issues above and current housing shortages. The current housing shortage is equivalent to 65 units. The plan is to build more housing at West Point in order to eliminate this shortage. Recent legislation has provided additional tools to obtain housing (outsourcing) without putting a strain on existing resources. Aggressive revitalization projects from 1989 - present have resulted in 60% of the Housing inventory being in good condition (see ISR Housing Map, Page 24).

It is understood that regardless of the best planning tools available to the United States Military Academy, emergent requirements can, and will, occur at the United States Military Academy due to mission changes, acts of nature, etc. The United States Military Academy will continue to plan, program and execute projects in a very thoughtful manner to ensure that any emergent needs will be kept to a minimum.

The United States Military Academy Housing Plan is incorporated in the Army Family Housing Master Plan (FHMP) 2001 and is in response to a Congressional directive requiring each Service to submit a plan demonstrating how they intend to meet the Secretary of Defense's goal to eliminate all inadequate Housing by FY2010. The Army submitted its first plan, FHMP 2000, to the Congress in June 2000. The FHMP 2001 is an annual update that reflects changes in conditions, investment strategies, costs, and priorities from the baseline established in last year's plan. In the current plan, United States Military Academy will have all units ISR Green by 2009. At this point however, new construction of 65 family housing units is not in the Army approved plan.

## **Privatization:**

Currently United States Military Academy is not part of the Army Housing Privatization Plan, however, legislation changes associated with privatization may be a tool in the future to obtain more housing. The Army Plan for privatization is outlined below and in Appendix A. Acceleration of this privatization plan, future base closures or deletions of some of these Installations will impact funds available for United States Military Academy.

The Army has developed an aggressive privatization program utilizing the Military Housing Privatization Initiative (MHPI) Act the Congress granted in 1996 and recently extended until December 2004. These authorities allow the Military Services to leverage appropriated housing funds and assets to attract private-sector capital and expertise to operate, manage, maintain, and build housing. By the end of 2005, approximately 61% (66,427 units) of the worldwide end-state inventory of 108,952 units will be privatized.

The Army has awarded four pilot sites (Forts Carson, Hood, Lewis and Meade) under a program for housing and community development privatization. The scheduling of the 24 additional privatization candidates identified in the FHMP was closely coordinated with the Army Secretariat and Major Army Command (MACOM) staffs (Annex A). The Army is planning for the transfer of operations of these projects between FY2003 and FY2005. The candidates are:

FY2003 - Fort Bragg, Fort Campbell, Fort Stewart/Hunter Army Air Field, Presidio of Monterey, Fort Irwin/Moffett Federal Airfield/Camp Parks, and Ft. Hamilton.

FY2004 - Walter Reed Army Medical Center, Fort Deitrick, Picatinny Arsenal, Fort Polk, Fort Belvoir, Fort Eustis/Story, and Fort Shafter/Schofield Barracks.

FY2005 - Fort Sam Houston, Fort Bliss, Fort Leonard Wood, Fort Riley, Fort McPherson, Fort Gordon, Fort Benning, Fort Rucker, Redstone Arsenal, Fort Drum and Fort McCoy.

## United States Military Academy Housing Master Plan Summary 2001

The Army has built its programs as outlined in the FHMP 2001 to support the Secretary of Defense's three-prong strategy to improve family housing.

Privatization of some family housing inventory remains a key factor in helping the Army achieve its goal to provide adequate housing and improve the well-being of soldiers and their families. The Army recognizes that the military, social and economic conditions that influence this plan are constantly changing. Although United States Military Academy is currently not a candidate for privatization, some of the tools available as a result of that legislation may be used to acquire enough housing to house all staff and faculty while continuing to revitalize the existing inventory. United States Military Academy is proactive in developing a Master Plan but it is the goal of the Army to make certain that all Installations have a Master Plan in order to help Installation Commanders make the right decisions on how to house soldiers and families in the future. United States Military Academy is scheduled for review in June 2002 (Annex B).



*Quarters 101 Jefferson Road. This unit was built in 1820 and is the home of the USMA Commandant.*

# United States Military Academy Housing Master Plan Summary 2001

## Summary:

The mission of the United States Military Academy is to educate, train, and inspire the Corps of Cadets so that each graduate is a commissioned leader of character committed to the values of Duty, Honor, Country; professional growth throughout a career as an officer in the United States Army and a lifetime of selfless service to the Nation.

In order for the staff and faculty to be motivated in working towards this mission, the necessity of taking care of soldiers and families must be met first. This Master Plan serves as a road map for identifying housing requirements and details the investment needed to meet those requirements. Soldiers and their families expect and deserve a quality of life that is commensurate with their sacrifices in protecting our great nation.

As the Army Chief of Staff and West Point graduate General Eric K. Shinseki has stated, “The Army’s readiness is inextricably linked to the well-being of its people - soldiers, civilians, veterans and their families. The most significant investment in the nation’s security is investing in them. We must provide ***adequate housing***, schools and medical and dental care with a quality and access comparable to society at large. Our support structures must provide soldiers and families the resources to be self-reliant both when the force is deployed and when it is at home station”.



## United States Military Academy Housing Master Plan Summary 2001

	<b>ARMY FAMILY HOUSING CONSTRUCTION PROGRAM</b>	
<b>YEAR</b>	<b>SHORT-RANGE (FY01 - FY09)</b>	<b>ESTIMATE</b>
FY01	*Whole Neighborhood Revit 51 units New Brick Phase I	\$10,000,000
FY02	Whole Neighborhood Revit 51 units New Brick Phase II (includes 8 JNCO units).	\$ 9,200,000
FY03	Whole Neighborhood Revit 54 units New Brick Phase III	\$ 9,500,000
FY04	Storage to Bedroom 56 units Grey Ghost	\$ 592,000
FY05	Whole Neighborhood Revit 37 units (6 Professors Row and 31 Old English North and South)	\$ 8,000,000
	Whole Neighborhood Revit with sanitary laterals 6 units Special Category Bartlett Loop	\$ 1,100,000
	(Qtrs. 128A/B, 130A/B, 132A/B)	
	Whole Neighborhood Revit 6 units Special Category	\$ 1,000,000
	(Qtrs. 61, 109 (from 4 units to 2 units) , 146, 374, 378).	
	FY05 TOTAL:	\$10,100,000
FY06	Whole Neighborhood Revit 36 units (24 Merritt Road Qtrs. 397A/B, 399A/B, 401A/B, 403A/B, 405A/B, 407A/B, 409A/B, 411A/B, 413A/B, 415A/B, 417A/B, 419A/B, 8 units Biddle Loop	
	Qtrs. 427A/B, 429A/B, 431A/B, 433A/B, 4 units Washington Road Qtrs. 423A/B and 425A/B).	\$ 6,400,000
FY07	n/a	\$ -
FY08	**New Construction of 65 units (reprogrammed from 1995/1996 Grey Ghost 23 units and Stony Lonesome II 42 units).	\$20,000,000
FY09	Whole Neighborhood Revit 10 units Wilson Road (Qtrs. 11A/B, 13A/B, 15A/B, 17A/B, 19A/B)	\$ 3,000,000
	Whole Neighborhood Revit 9 units Special Category (Qtrs. 5, 6, 7, 8A/B, 9A/B, 10A/B)	\$ 3,000,000
	Whole Neighborhood Revit 30 units Band Quarters, SR NCO	\$ 6,400,000
	FY09 TOTAL:	\$12,400,000

\*Funding not available for 8 Junior NCO Units in this project but will be included in FY02 New Brick Phase II

\*\* Not yet included in the Army Housing Master Plan.



# United States Military Academy Housing Master Plan Summary 2001

## **New Brick - Phase I Housing – Revit 51 Units**

**FY 01**

**\$10M total**

### Scope of Work

- Remove/encapsulate all HAZMAT materials.
- Replace water lines and sewer lines.
- Construct a 400 sq. ft. extension in the back of all units.
- Upgrade all plumbing and electrical components.
- Install new kitchen appliances and cabinets.
- Install HVAC System (currently no air conditioning).
- Replace vinyl floors and refinish wood floors.
- Replace windows and roofing.
- Replace streetlamps and pave all asphalt.
- Landscaping.



## **New Brick - Phase II Housing – Revit 51 Units (includes 8 JNCO units)**

**FY 02**

**\$9.2M total**

### Scope of Work

- Remove/encapsulate all HAZMAT materials.
- Replace water lines and sewer lines.
- Construct a 400 sq. ft. extension in the back of all units.
- Upgrade all plumbing and electrical components.
- Install new kitchen appliances and cabinets.
- Install HVAC System (currently no air conditioning).
- Replace vinyl floors and refinish wood floors.
- Replace windows and roofing.
- Replace streetlamps and pave all asphalt.
- Landscaping.



## **New Brick - Phase III Housing – Revit 54 Units**

**FY 03**

**\$9.5M total**

### Scope of Work

- Remove/encapsulate all HAZMAT materials.
- Replace water lines and sewer lines.
- Construct a 400 sq. ft. extension in the back of all units.
- Upgrade all plumbing and electrical components.
- Install new kitchen appliances and cabinets.
- Install HVAC System (currently no air conditioning).
- Replace vinyl floors and refinish wood floors.
- Replace windows and roofing.
- Replace streetlamps and pave all asphalt.
- Landscaping.





# United States Military Academy Housing Master Plan Summary 2001

## **Storage to Bedroom Grey Ghost – 56 Units**

**FY 04**

**\$592k total**

### Scope of Work

- Remove wall and push it back 4 feet.
- Install new outlets and light fixtures.
- Install smoke detector.
- Sheetrock ceiling and walls.
- Install finished floor with vinyl.
- Paint entire space.
- Install molding trim on walls.



## **Old English North and South Professors Row – Revit 37 Units**

**FY 05**

**\$8M total**

### Scope of Work

- Repair/Replace walls and paint.
- Upgrade all plumbing and electrical components.
- Replace light fixtures.
- Replace appliances in kitchens and baths.
- Install HVAC System.
- Replace vinyl flooring and refinish wood flooring.
- Repair garages.
- Pave all asphalt and replace sidewalks.
- Landscaping.



## United States Military Academy Housing Master Plan Summary 2001

**Special Category Bartlett Loop      FY 05**  
**Sanitary Laterals - (Qtrs. 128a/b, 130a/b, 132a/b)**

**\$1.1M total**

### Scope of Work

- Repair/Replace walls and paint.
- Upgrade plumbing and electrical components.
- Replace light fixtures.
- Replace appliances in kitchens and baths.
- Install HVAC System.
- Replace vinyl flooring and refinish wood flooring.
- Repair garages.
- Pave all asphalt and replace sidewalks.
- Landscaping.



**Special Category      FY 05**  
**Revit 6 Units - (Qtrs. 61, 109, 146, 374, 378)**

**\$1M total**

### Scope of Work

- Repair/Replace walls and paint.
- Upgrade plumbing and electrical components.
- Replace light fixtures.
- Replace appliances in kitchens and baths.
- Install HVAC System.
- Replace vinyl flooring and refinish wood flooring.
- Repair garages.
- Pave all asphalt and replace sidewalks.
- Landscaping.



**Merritt Road Qtrs.      FY 06**  
**Neighborhood Revit – 36 Units**

**\$6.4M total**

### Scope of Work

- Repair/Replace walls and paint.
- Upgrade plumbing and electrical components.
- Replace light fixtures.
- Replace appliances in kitchens and baths.
- Install HVAC System.
- Replace vinyl flooring and refinish wood flooring.
- Repair garages.
- Pave all asphalt and replace sidewalks.
- Landscaping.



## **ARMY FAMILY HOUSING OPERATIONS PLAN**

## United States Military Academy Housing Master Plan Summary 2001

ARMY FAMILY HOUSING OPERATIONS	MAINTENANCE (1920 ACCOUNT)
	FY 02: \$7010
OLD ENGL SOUTH PH II	\$ 1,892,500.00
Q100 PORCH/EXT RPR	\$ 234,000.00
Q101 EXTERIOR PAINT/ABATE	\$ 30,000.00
Q102 EXTERIOR REPAIRS	\$ 301,000.00
PAVE	\$ -
EXTERIOR PAINT/ABATE: Q8A/B	\$ 156,000.00
JOC PROJECTS 1280&372 Demo:\$88K	\$ 340,000.00
GFOQ SANIT LINE\$15K/RETAIN WALL \$10,500	
MODS: JOC/DOC	\$ 1,100,000.00
RECURRING CONTRACTS:	\$ 390,080.00
INT PAINT/FLRS	
LEAD ABATEMENT/ASBESTOS	
PRUNING/PLANTINGS	
CHAIRLIFT MAINT	
GUTTER CLEANING – VARIOUS HSG AREAS	
NON-RECURRING CONTRACTS:	\$ 300,900.00
BAND GARAGE DOORS/INSTALLATIONS(\$180K)	
CONTRACT CLEANING	
COUNTERTOPS	
CARPET	
RESILIENT FLRS	
LANDSCAPING	
NYD DESIGN: Q100 & 102 A/C	\$ 200,000.00
OMA REIMBURSEMENT	\$ 2,300,000.00
DOL MOWER REPAIR	\$ 5,520.00
TOTAL	\$ 7,250,000.00
MINUS \$240K RENT	\$ 7,010,000.00
SAF:	
7 HISTORICAL EXTERIOR REPAIRS 112,113,126,127	\$ 730,000.00
PORCH REPAIR WILSON & 336	\$ 190,000.00
PORCH REPAIR Q103A/B; 105A/B; 107A/B	\$ 220,000.00
EXTERIOR PAINT/ABATE STONY I (198 UNITS)	\$ 1,516,000.00
EXTERIOR PAINT/ABATE Q397-419; Q146	\$ 400,000.00
LUSK KITCHEN REPAIRS (8 UNITS)	\$ 104,000.00
Q42-45 ASPHALT PARKING AREA	\$ 58,000.00
STONY W TO E CONTIN. RD. RMV SOIL/INST CONCRETE	\$ 17,000.00
219-252 INSTL WATER DRAINAGE (SERVICE RD)	\$ 39,500.00
3039A/B INSTL DRAIN/GUTTER/DOWNSPOUT	\$ 16,500.00
509-510 INSTL CONCRETE SIDEWALK	\$ 2,000.00

## United States Military Academy Housing Master Plan Summary 2001

ARMY FAMILY HOUSING OPERATIONS	MAINTENANCE (1920 ACCOUNT)
	FY 02 (continued)
PAVE: BAND AREA	\$ 500,000.00
PAVE: OLD BRICK AREA	\$ 800,000.00
OLD BRICK EXT RPRS/ROOF	\$ 900,000.00
EXTERIOR PAINT/ABATE: Q103-109	\$ 768,000.00
EXTERIOR PAINT/ABATE: 330-336,340-344,345&348	\$ 242,242.00
EXTERIOR PAINT/ABATE: Q60	\$ 20,000.00
DRAINAGE BEHIND 128, 130, 132	\$ 129,000.00
STONY II IRRIGATION – RECREATION AREA	\$ 15,000.00
TOTAL SAF:	\$ 6,667,242.00

## United States Military Academy Housing Master Plan Summary 2001

ARMY FAMILY HOUSING OPERATIONS	MAINTENANCE (1920 ACCOUNT)
	<b>FY 03: \$7837</b>
GFOQ INSTALL A/C - Q102	\$ 640,000.00
GFOQ INSTALL A/C - Q100	\$ 700,000.00
OLD BRICK EXT RPR/ROOF	\$ 900,000.00
EXT PAINT/ABATE: 330-336,340-344,345&348	\$ 242,242.00
EXT PAINT/ABATE:Q5-7, 9&10	\$ 641,274.00
EXT PAINT/ABATE:Q397-419;Q8A/B&Q146	\$ 525,000.00
EXT PAINT/ABATE:Q103-109	\$ 768,000.00
JOC PROJECTS	\$ 482,758.00
MODS: JOC/DOC	\$ 500,000.00
RECURRING CONTRACTS:	\$ 402,726.00
INT PAINT/FLRS (Q101: \$15K)	
LEAD ABATEMENT/ASBESTOS	
PRUNING/PLANTINGS	
CHAIRLIFT MAINT	
NON-RECURRING CONTRACTS:	\$ 300,000.00
CONTRACT CLEANING	
COUNTERTOPS	
CARPET	
RESILIENT FLRS	
LANDSCAPING	
NYD MODS/PROJ FEES:Q101 ROOF DESIGN	\$ 15,000.00
OMA REIMBURSEMENT	\$ 2,000,000.00
DOL MOWER REPAIR	\$ 6,000.00
TOTAL	\$ 8,123,000.00
MINUS \$286K RENT	\$ 7,837,000.00
SAF:	
PAVE: OLD BRICK	\$ 800,000.00
PAVE:BAND	\$ 500,000.00
EXT PAINT/ABATE: WILSON Q11-19	\$ 1,200,000.00
TOTAL SAF:	\$ 2,500,000.00



## United States Military Academy Housing Master Plan Summary 2001

ARMY FAMILY HOUSING OPERATIONS	MAINTENANCE (1920 ACCOUNT)
	FY 04: \$8135
GFOQ Q101 ROOF REPAIR	\$ 120,000.00
PAVE: BAND	\$ 500,000.00
PAVE: OLD BRICK	\$ 800,000.00
EXT PAINT/ABATE: WILSON Q11-19	\$ 1,200,000.00
EXT PAINT: STONY I	\$ 1,000,000.00
JOC PROJECTS	\$ 965,000.00
MODS: JOC/DOC	\$ 622,429.00
RECURRING CONTRACTS:	\$ 657,571.00
INT PAINT/FLRS (Q101 PAINT: \$35K)	
LEAD ABATEMENT/ASBESTOS	
PRUNING/PLANTINGS	
CHAIRLIFT MAINT	
NON-RECURRING CONTRACT:	\$ 450,000.00
CONTRACT CLEANING	
COUNTERTOPS	
CARPET	
RESILIENT FLRS	
LANDSCAPING	
NYD FEES:SAN/STRM STUDY	\$ 100,000.00
OMA REIMBURSEMENT	\$ 2,000,000.00
DOL MOWER REPAIR	\$ 6,000.00
TOTAL	\$ 8,421,000.00
MINUS \$286K RENT	\$ 8,135,000.00
SAF:	
PAVE: VARIOUS SVC RDS;OEN/OES/PROFRW	\$ 800,000.00
EXT PAINT/ABATE: STONY I (CONT'D)	\$ 1,000,000.00
TOTAL SAF:	\$ 1,800,000.00

## United States Military Academy Housing Master Plan Summary 2001

ARMY FAMILY HOUSING OPERATIONS	MAINTENANCE (1920 ACCOUNT)
	<b>FY 05: \$8385</b>
DOC AWARDS	\$ 521,000.00
DOC/CORPS:SANIT/STORM/LAT	\$ 1,971,000.00
GFOQ Q102 - LEAD WINDOW REPAIR	\$ 10,000.00
PAVE VAR SVC RDS;OEN/S;PROFRW	\$ 800,000.00
GFOQ 100 DRIVEWAY \$7K	
GFOQ 101 DRIVEAY \$4K	
EXT PAINT: STONY I	\$ 1,000,000.00
JOC PROJECTS	\$ 652,099.00
MODS: JOC/DOC	\$ 523,000.00
RECURRING CONTRACTS:	\$ 650,000.00
INT PAINT/FLRS (Q100 \$40K; \$35K Q102)	
LEAD ABATEMENT/ASBESTOS	
PRUNING/PLANTINGS	
CHAIRLIFT MAINT	
NON-RECURRING CONTRACTS:	\$ 300,000.00
CONTRACT CLEANING	
COUNTERTOPS	
CARPET	
RESILIENT FLRS	
LANDSCAPING	
NYD MODS/PROJ FEES	\$ -
OMA REIMBURSEMENT	\$ 2,000,000.00
DOL MOWER REPAIR	\$ 6,000.00
TOTAL	\$ 8,433,099.00
MINUS \$286K RENT	\$ 8,147,099.00
SAF:	
PAVE: WILSON/KINGSLEY	\$ 800,000.00
PAVE: BIDDLE/SLADEN	\$ 870,000.00
PAVE: BARTLETT SDWLK/SVCRD	\$ 1,000,000.00
EXT PAINT/ABATE: STONY I	\$ 2,000,000.00
TOTAL SAF:	\$ 4,670,000.00

## United States Military Academy Housing Master Plan Summary 2001

ARMY FAMILY HOUSING OPERATIONS	MAINTENANCE (1920 ACCOUNT)
	<b>FY 06: \$8378</b>
PAVE: BARTLETT SDWLK/SVCRD	\$ 1,000,000.00
PAVE: WILSON/KINGSLEY	\$ 800,000.00
PAVE: BIDDLE/SLADEN	\$ 870,000.00
EXT PAINT: STONY I (CON'TD)	\$ 1,900,000.00
JOC PROJECTS	\$ 538,000.00
MODS: JOC/DOC	\$ 442,683.00
RECURRING CONTRACTS	\$ 650,000.00
INT PAINT/FLRS (Q101: \$35K)	
LEAD ABATEMENT/ASBESTOS	
PRUNING/PLANTINGS	
CHAIRLIFT MAINT	
NON-RECURRING CONTRACTS:	\$ 457,317.00
CONTRACT CLEANING	
COUNTERTOPS	
CARPET	
RESILIENT FLRS	
LANDSCAPING	
NYD MODS/PROJ FEES	\$ -
OMA REIMBURSEMENT	\$ 2,000,000.00
DOL MOWER REPAIR	\$ 6,000.00
TOTAL	\$ 8,664,000.00
MINUS \$286K RENT	\$ 8,378,000.00
SAF:	
EXT PAINT/ABATE: LUSK	\$ 600,000.00
EXT PAINT/ABATE: LEE NEW DBLS	\$ 500,000.00
EXT PAINT/ABATE: LEE TRIP/QUINTS	\$ 1,000,000.00
PAVE: STONY II	\$ 1,000,000.00
TOTAL SAF:	\$ 3,100,000.00

## United States Military Academy Housing Master Plan Summary 2001

<b>ARMY FAMILY HOUSING OPERATIONS</b>	<b>MAINTENANCE (1920 ACCOUNT)</b>
	<b>FY07: \$8623</b>
DOC AWARDS	\$ 505,724.00
PAVE: STONY II	\$ 1,000,000.00
EXT PAINT/ABATE: LEE OLD DBLS	\$ 1,000,000.00
EXT PAINT/ABATE: LUSK	\$ 600,000.00
EXT PAINT/ABATE: LEE TRIP/QUINT	\$ 1,000,000.00
JOC PROJECTS	\$ 1,000,000.00
MODS: JOC/DOC	\$ 600,000.00
RECURRING CONTRACTS:	\$ 650,000.00
INT PAINT/FLRS	
LEAD ABATEMENT/ASBESTOS	
PRUNING/PLANTINGS	
CHAIRLIFT MAINT	
NON-RECURRING CONTRACTS:	\$ 547,276.00
CONTRACT CLEANING	
COUNTERTOPS	
CARPET	
RESILIENT FLRS	
LANDSCAPING	
NYD MODS/PROJ FEES	\$ -
OMA REIMBURSEMENT	\$ 2,000,000.00
DOL MOWER REPAIR	\$ 6,000.00
TOTAL	\$ 8,909,000.00
MINUS \$286K RENT	\$ 8,623,000.00
SAF:	
EXT PAINT/ABATE: LEE NEW DBLS	\$ 500,000.00
TOTAL SAF:	\$ 500,000.00

## United States Military Academy Housing Master Plan Summary 2001

	ARMY FAMILY HOUSING CONSTRUCTION PROGRAM	
YEAR	LONG-RANGE	ESTIMATE
FY10	N/A	\$ -
FY11	Stony I Repair by Replacement	\$ 15,000,000
FY12	Lusk Whole Neighborhood Revit	\$ 10,000,000
FY13	Lee New Doubles Whole Neighborhood Revit	\$ 16,000,000
FY14	Lee Old Doubles Whole Neighborhood Revit	\$ 12,000,000
FY15	JR NCO Whole Neighborhood Revit	\$ 10,000,000
FY16	Lee Trip/Quint Revit	\$ 18,000,000
FY17	Stony II Revit	\$ 11,000,000
FY18	Grey Ghost Revit	\$ 11,000,000
FY19	Old Brick Revit	\$ 13,000,000
FY20	New Brick Phase I	\$ 16,000,000
FY21	New Brick Phase II	\$ 17,000,000
FY22	New Brick Phase III	\$ 18,000,000
FY23	Band Revit	\$ 17,000,000
FY24	Old English North/South Revit	\$ 20,000,000

# United States Military Academy Housing Master Plan Summary 2001

## **MILITARY CONSTRUCTION ARMY (MCA) BARRACKS UPGRADE PROGRAM LONG-RANGE PROJECTS. PRE-DESIGN STUDY IN EARLY STAGES**

The United States Military Academy permanent party barracks were revitalized in FY94 and are in excellent condition. The plan below is for Bachelor Officer/Senior Enlisted Quarters and Cadet Barracks currently scheduled to be revitalized in FY08. The United States Military Academy goal is to do the design in FY02 in preparation for revitalization.

YEAR	PROJECT	ESTIMATE
FY08	Construct New Cadet Barracks	\$ 25,000
FY09	Barracks Upgrade to Department of the Army Standard (MacArthur Short 745E)	\$ 16,500
FY10	Barracks Upgrade to Department of the Army Standard (MacArthur Long 745D)	\$ 22,300
FY11	Barracks Upgrade to Department of the Army Standard (Eisenhower 745C)	\$ 28,000
FY12	Barracks Upgrade to Department of the Army Standard (Pershing 751)	\$ 15,200
FY13	Barracks Upgrade to Department of the Army Standard (Bradley Long 756A)	\$ 20,000
FY14	Barracks Upgrade to Department of the Army Standard (Bradley Short 756B)	\$ 16,200
FY15	Barracks Upgrade to Department of the Army Standard (Grant 602 Div)	\$ 16,200
FY16	Barracks Upgrade to Department of the Army Standard (Sherman 738)	\$ 16,200
FY17	Barracks Upgrade to Department of the Army Standard (Lee 740)	\$ 9,800
FY18	Barracks Upgrade to Department of the Army Standard (Scott 735)	\$ 16,200

*Building 624. Renovated in 1994  
at the 2+2 standard.*





# United States Military Academy Housing Master Plan Summary 2001

## ANNEX A

### ARMY FAMILY HOUSING PRIVATIZATION PORTFOLIO

Additional Privatization Candidates - The Family Housing Master Plan (FHMP) assumes that the Army can execute 24 additional privatization projects from FY 2003 to FY 2005. The 24 additional privatization candidates used in the FHMP are shown in Table A-1.

Table A-1  
Additional Privatization Candidates

MACOM	Installation	Transfer of Operations	S C O R I N G			I N V E N T O R Y	
			Funded	Required	Unfunded	Inadequate	Total
FORSCOM	Ft. Bragg	FY2003	\$21.70	\$51.23	\$29.35	3,521	4,744
FORSCOM	Ft. Campbell	FY2003	\$16.50	\$76.20	\$59.70	2,838	4,540
FORSCOM	Ft. Stewart/Hunter	FY2003	\$6.00	\$38.53	\$32.53	2,230	2,927
TRADOC	Presidio of Monterey	FY2003	\$7.90	\$0.00	-\$7.90	1,669	1,675
FORSCOM	Ft. Irwin/Moffett/Parks	FY2003	\$2.15	\$2.99	\$0.84	846	2,740
MDW	Ft. Hamilton	FY2003	\$2.15	\$2.57	\$0.42	436	436
FY2003 TOTAL			\$56.40	\$171.51	\$115.11	11,540	17,062
FORSCOM	Ft. Polk	FY2004	\$10.80	\$66.02	\$55.22	3,081	3,601
MEDCOM	Walter Reed AMC	FY2004	\$0.54	\$0.10	-\$0.44	10	221
MEDCOM	Ft. Detrick	FY2004	\$1.10	\$1.42	\$0.32	140	155
AMC	Picatinny Arsenal	FY2004	\$0.54	\$0.56	\$0.02	73	116
MDW	Ft. Belvoir	FY2004	\$7.50	\$8.87	\$1.37	1,851	2,070
TRADOC	Ft. Eustis/Story	FY2004	\$6.40	\$15.05	\$8.65	1,108	1,116
USARPAC	Ft. Shafter/Schofield	FY2004	\$12.00	\$21.76	\$9.76	4,541	7,779
FY2004 TOTAL			\$38.88	\$113.77	\$74.89	10,804	15,058
MEDCOM	Ft. Sam Houston	FY2005	\$2.15	\$4.56	\$2.41	394	935
TRADOC	Ft. Bliss	FY2005	\$3.25	\$31.84	\$28.59	2,089	2,763
TRADOC	Ft. Leonard Wood	FY2005	\$23.00	\$47.00	\$24.00	2,446	2,448
FORSCOM	Ft. Riley	FY2005	\$14.60	\$4.39	-\$10.21	232	3,050
FORSCOM	Ft. McPherson	FY2005	\$0.00	\$0.00	\$0.00	23	112
TRADOC	Ft. Gordon	FY2005	\$2.20	\$8.47	\$6.27	596	876
TRADOC	Ft. Benning	FY2005	\$4.45	\$55.15	\$50.70	3,854	4,109
TRADOC	Ft. Rucker	FY2005	\$2.20	\$22.46	\$20.26	1,064	1,516
AMC	Redstone Arsenal	FY2005	\$1.10	\$3.19	\$2.09	197	498
FORSCOM	Ft. Drum	FY2005	\$0.00	\$0.03	\$0.03	2	2,272
FORSCOM	Ft. McCoy	FY2005	\$0.00	\$0.19	\$0.19	13	25
FY2005 TOTAL			\$52.95	\$177.28	\$124.33	10,910	18,604
TOTAL			\$148.23	\$462.57	\$314.34	33,254	50,724

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The Funded Scoring column in Table A-1 is based on programmed funds as of May 2001. The RCI Team has recently revised the scoring estimates based on the Ft. Hood deal structure and the use of Army equity contributions instead of direct loans and loan guarantees. The result is a total scoring requirement for the original 16 additional sites in the FHMP 2000 of approximately \$450m. In addition, eight sites (4 small sites and 4 additional FORSCOM sites) have been added to the RCI portfolio for FHMP 2001 with a total estimated scoring requirement of nearly \$14.0m. These higher estimates produce a shortfall of over \$314m in the FHMP. This shortfall is shown in Table A-1, but will not be included in the tables of Annex E until a source for the additional funds is identified.

**Life Cycle Cost Analyses.** A life cycle cost analysis was completed for each of the privatization candidates listed in Table A-1. The results are shown in Table A-2. Notional data was used to compute the costs since these projects do not have approved concept development management plans. Each privatization project will be fully analyzed at a later time in accordance with OSD approved procedures.

The analysis compares the net present value of the project's economic cost to the U.S. government under MHPI with the cost of conducted a similar project that uses traditional MILCON practices and costs. Guidelines provided in OMB Circular A-94 were used to prepare the comparative analysis over a 50-year period. Assumptions used in the analysis are shown below:

- All construction costs are localized using the Local Area Cost Factor for construction.
- The weighted average year 2000 Basic Allowance for Housing (BAH) for each Installation is used to calculate the developer income.
- The Installation budget for operating, managing, and maintaining housing is assumed to be 90% of Business Occupancy Program (BOP) earnings and covers all non-construction costs with the exception of school impact aid.
- Annual Operations and Maintenance costs for the developer to operate these units are based on local private sector costs derived from the National Apartment Association.
- Monthly utilities (water, sewage, gas, electric, and trash removal) are taken from Army reports showing actual utility consumption for each installation.
- Vacancy is assumed to be 5% for turnover except when units are taken out of service for revitalization. Income and expenses related to occupancy of these units are adjusted accordingly.
- Construction schedules have been planned based upon vacating no more than 10% of the total inventory in any one year. This has proven to be a manageable percentage that provides sufficient "swing space" to house families on and off post.

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Table A-2  
Life Cycle Cost Analyses

Project	Estimated Government Costs Under MILCON FY 2000 \$M	Estimated Government Costs Under MHPI FY 2000 \$M
Ft. Bragg	\$961	\$905
Ft. Campbell	\$1,668	\$1,622
Ft. Stewart/Hunter	\$631	\$590
Ft. Polk	\$768	\$708
Presidio of Monterey	\$524	\$455
Ft. Irwin/Moffett/Parks	\$626	\$626
Ft. Hamilton	\$393	\$371
Walter Reed AMC	\$151	\$168
Ft. Detrick	\$125	\$123
Picatinny Arsenal	\$130	\$129
Ft. Belvoir	\$690	\$595
Ft. Eustis/Story	\$273	\$259
Ft. Shafter/Schofield	\$3,033	\$2,918
Ft. Sam Houston	\$267	\$262
Ft. Bliss	\$647	\$620
Ft. Leonard Wood	\$558	\$502
Ft. Riley		
Ft. McPherson		
Ft. Gordon	\$208	\$207
Ft. Benning	\$911	\$837
Ft. Rucker	\$324	\$311
Redstone Arsenal	\$61	\$52
Ft. Drum		
Ft. McCoy		
TOTAL	\$12,949	\$12,260

- Specific project development costs have been assigned to each privatization project. The costs vary based on the size and complexity of the project.
- Construction, revitalization, and replacement costs for privatization are the same as those used in the Housing Revitalization Support Office (HRSO) model. Construction costs under MILCON are 20% higher due to costs associated with government overhead.
- Based on a 1996 GAO report entitled “Military Family Housing: Opportunities exist to reduce costs and mitigate inequities,” school impact fees (in current dollars) are assumed to be \$2,100 per unit for on-post construction and \$200 per unit for off-post construction.
- Residual housing staff and incidental costs after privatization are assumed to be 33% of the existing management costs prior to privatization.

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- The MILCON approach assumes a second revitalization program beginning in the 25th year of the contract and includes revitalization of all houses that are adequate today.
- The potential acquisition price of the privatization project is used to reduce the cost to the government.
- Scoring is calculated by the HRSO model based on the default inputs for risk. No adjustments have been made to localize the risks.

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## **ANNEX B**

### **INSTALLATION FAMILY HOUSING MASTER PLANS**

The purpose of this Annex is to outline the Army's initiative to further refine the FHMP by developing Installation Family Housing Master Plans (I-FHMP) for government owned family housing in the U.S. These plans will provide a solid foundation for supporting the overall Army FHMP and give Installation Commanders a local housing plan they can use to improve their units. The scope of this initiative includes family housing at Installations the Army plans to retain after privatization is complete. Separate procedures will be developed for installations we plan to retain which have less than 100 housing units.

Each I-FHMP will be developed in two phases.

Phase I - Phase I will produce a Housing Market Analysis (HMA) to determine on-post family housing needs. The HMA will be consistent with the Office of the Secretary of Defense's policy of looking first to the private sector for availability of adequate off-post housing for soldiers and their families. Shortfalls in categories of off-post housing necessary to support families will then become the basis for determining the installation's family housing requirements. Once complete, each HMA will be staffed with the installation and forwarded to the MACOMs for approval. The approved HMA will then be validated by OACSIM before being incorporated in the Army's FHMP. USMA is scheduled for January 2002 (Table B-1, Page 24)

Phase II - Phase II will produce a detailed housing plan and supporting Military Construction Project Data (DD Form 1391) sheets to program and budget for construction funds required to eliminate all inadequate houses on the installation by FY 2010. Using the validated HMA, analysts from the National Association of Home Builders (NAHB) Research Center, a Department of the Army contractor will work closely with the installation to determine revitalization costs, project phasing, and year-by-year programming schedules. USMA is scheduled for April 2002 (Table B-1, Page 24).

Table A-1 has the Installation Family Housing Master Plan Schedule for U.S. Installations. Work in support of both phases of the I-FHMP development will be centrally funded by OACSIM.

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TABLE B-1  
Installation Family Housing Master Plan Schedule

TRADOC:

Installation	Phase I Start	Phase II Start	Phase II Complete
Ft. Huachuca	Apr 01	Jul 01	Sep 01
Ft. Knox	Apr 01	Jul 01	Sep 01
Ft. Leavenworth	Apr 01	Jul 01	Sep 01
Ft. Lee	Jul 01	Oct 01	Dec 01
Ft. Monroe	Jul 01	Oct 01	Dec 01
Carlisle Barracks	Oct 01	Jan 02	Mar 02
Ft. Sill	Jul 02	Oct 02	Dec 02
Ft. Jackson	Jul 02	Oct 02	Dec 02

AMC:

Installation	Phase I Start	Phase II Start	Phase II Complete
Ft. Monmouth	Jan 02	Apr 02	Jun 02
Aberdeen PG	Oct 02	Jan 03	Mar 03
Selfridge ANG	Oct 02	Jan 03	Mar 03

USARPAC:

Installation	Phase I Start	Phase II Start	Phase II Complete
Ft. Richardson	Apr 02	Jul 02	Sep 02
Ft. Wainwright	Apr 02	Jul 03	Sep 03

MDW:

Installation	Phase I Start	Phase II Start	Phase II Complete
Fts. Myer/McNair		Apr 01	Jun 01

USMA:

Installation	Phase I Start	Phase II Start	Phase II Complete
USMA	25-29 Mar 02	Apr 02	Jun 02

Notes:

1. Due to the historic nature of Fts. Myer and McNair, a HMA will not be necessary.
2. I-FHMP have been completed for ATEC installations.
3. Planned RCI sites are not included.
4. If an installation has less than 100 units, a I-FHMP will not be required.